

**INSTRUCTIONS FOR PREPARATION OF VA REQUEST FOR DETERMINATION OF REASONABLE VALUE**

RESPONDENT BURDEN: VA may not conduct or sponsor, and respondent is not required to respond to this collection of information unless it displays a valid OMB Control Number. Public reporting burden for this collection of information is estimated to average 12 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. If you have comments regarding this burden estimate or any other aspect of this collection of information, call 1-800-827-1000 for mailing information on where to send your comments.

**NOTE: ALL ENTRIES MUST BE TYPED**

Remove this instruction page and complete page 1 following the instructions below, using the reverse of this instruction page as a worksheet. After completion of page 1, detach page 2 for your records and forward the packet, together with any necessary exhibits to the VA office having jurisdiction.

Since certain selected data from page 1 is transcribed onto the VA CRV (Certificate of Reasonable Value), we request that this form be carefully prepared. Incomplete submissions impede timely processing at the expense of both the Government and the requester.

This report is authorized by law (38 U.S.C. 3704(a) and 3710(b)). Failure to provide the information requested can result in rejection of the property as security for a loan.

**REQUIRED EXHIBITS TO BE SENT WITH APPLICATION**

**SALES CONTRACTS:** In cases involving proposed construction or existing construction not previously occupied, a copy of the executed or proposed sales contract must be submitted or, if a previously approved form of contract is to be used, the approved contract code number may be shown in Item 37. In those cases in which a veteran is under contract, submission of the contract may be deferred until a loan application is received.

**PROPOSED CONSTRUCTION:** Complete working drawings, including plot plan, foundation or basement plans, plans of all floors, exterior elevations, grade levels, sectional wall details, heating layout, individual well and septic system layout, and specifications on VA Form 26-1852, Description of Materials. (Consult local VA office for number of exhibit sets required.) This information is subject to reproduction by VA under 38 U.S.C. 3705 (b) and for storage purposes.

**EXISTING CONSTRUCTION:** 1. **ALTERATIONS, IMPROVEMENTS OR REPAIRS** - Complete drawings and specifications indicating the work to be done and its relation to the house, in the quantity required by the local VA office. 2. **NOT PREVIOUSLY OCCUPIED AND CONSTRUCTION COMPLETED WITHIN 12 CALENDAR MONTHS** - Contact local VA office for eligibility criteria and required exhibits.

**FORM ENTRIES**

**NAME, ADDRESS, AND ZIP CODE:** Make sure to enter the ZIP code in all blocks which require an address entry.

**LEGAL DESCRIPTION:** Insert legal description. If necessary, attach 4 copies of a separate sheet showing the legal description.

**TITLE LIMITATIONS:** Enter known title exceptions. If none are known, enter "None." Include easements, special assessments, mandatory homeowners association membership, etc. Exceptions noted on this application will be considered in reasonable value. Attach separate sheet (4 copies) if necessary.

**LOT DIMENSIONS:** Show frontage X depth. If irregular, indicate dimensions of all perimeter lot lines.

**REMOVABLE EQUIPMENT:** Personal property, such as furniture, drapes and rugs, will not be valued and may not be included in the loan. However, wall-to-wall carpeting may be included in value and also included in the loan.

**CONSTRUCTION COMPLETED:** Insert both month and year when property has been completed less than two years. If over two years old, insert year completed only.


**COMMENTS ON SPECIAL ASSESSMENTS AND/OR HOMEOWNER ASSOCIATION CHARGES:** Indicate special assessments which are now a lien or will become a lien. In the case of a planned unit development, condominium, or a mandatory membership homeowner association, indicate the current monthly or other periodic assessment.


**MINERAL RIGHTS:** If reserved, explain either in space shown as title exceptions or by separate page.

**LEASEHOLD CASES:** (Usually Hawaii or Maryland.) If property involves a leasehold, insert the ground rent per year and show whether the lease is for 99 years or renewable, whether it has previously been VA approved, and its expiration date. Submit two copies of the lease agreement.


**SALE PRICE:** Enter proposed sale price except when application involves an individual owner-occupant building for himself/herself. In such cases, enter estimated cost of construction and the balance owned on the lot, if any. If refinancing, enter amount of proposed loan in Item 35.

**NOTE:** If title is not "fee simple," submit copies in duplicate of all pertinent legal data providing a full explanation of the title involved.

		REQUEST FOR DETERMINATION OF REASONABLE VALUE (Real Estate)			
1. CASE NUMBER			4. TITLE LIMITATIONS AND RESTRICTIVE COVENANTS:		
2. PROPERTY ADDRESS (Include ZIP Code and county)		3. LEGAL DESCRIPTION		1. <input type="checkbox"/> CONDOMINIUM 2. <input type="checkbox"/> PLANNED UNIT DEVELOPMENT	
5. NAME AND ADDRESS OF FIRM OR PERSON MAKING REQUEST/APPLICATION (Include ZIP Code)			6. LOT DIMENSIONS:		
			1. <input type="checkbox"/> IRREGULAR: SQ/FT 2. <input type="checkbox"/> ACRES:		
			7. UTILITIES ( <input checked="" type="checkbox"/> )		
			ELEC. GAS WATER SAN. SEWER		
			1. PUBLIC		
			2. COMMUNITY		
			3. INDIVIDUAL		
9. BUILDING STATUS			10. BUILDING TYPE		11. FACTORY FABRICATED?
1. <input type="checkbox"/> PROPOSED			1. <input type="checkbox"/> DETACHED 3. <input type="checkbox"/> ROW APT.		1. <input type="checkbox"/> YES 2. <input type="checkbox"/> NO
2. <input type="checkbox"/> UNDER CONSTRUCTION			2. <input type="checkbox"/> SEMI-DETACHED 4. <input type="checkbox"/> UNIT		
3. <input type="checkbox"/> EXISTING					
4. <input type="checkbox"/> ALTERATIONS, IMPROVEMENTS, OR REPAIRS					
14A. CONSTRUCTION WARRANTY INCLUDED?			14B. NAME OF WARRANTY PROGRAM		14C. EXPIRATION DATE (Month, day, year)
1. <input type="checkbox"/> YES 2. <input type="checkbox"/> NO (If "Yes," complete Items 14b and 14c also)					
16. NAME OF OWNER			17. PROPERTY:		
			<input type="checkbox"/> OCCUPIED BY OWNER <input type="checkbox"/> NEVER OCCUPIED <input type="checkbox"/> VACANT <input type="checkbox"/> OCCUPIED BY TENANT (Complete Item 18 also)		
18. RENT (If applic.)			\$ / MONTH		
19. NAME OF OCCUPANT		20. TELEPHONE NO.	21. NAME OF BROKER		22. TELEPHONE NO.
					23. DATE AND TIME AVAILABLE FOR INSPECTION
					<input type="checkbox"/> AM <input type="checkbox"/> PM
24. KEYS AT (Address)		25. ORIGINATOR'S IDENT. NO.		26. SPONSOR'S IDENT. NO.	
27. INSTITUTION'S CASE NO.					
28. PURCHASER'S NAME AND ADDRESS (Complete mailing address, Include ZIP Code)					
EQUAL OPPORTUNITY IN HOUSING NOTE: Federal laws and regulations prohibit discrimination because of race, color, religion, sex, or national origin in the sale or rental of residential property. Numerous State statutes and local ordinances also prohibit such discrimination. In addition, section 805 of the Civil Rights Act of 1968 prohibits discriminatory practices in connection with the financing of housing.  If VA finds there is noncompliance with any antidiscrimination laws or regulations, it may discontinue business with the violator.					
29. NEW OR PROPOSED CONSTRUCTION - Complete Items 29A through 29G for new or proposed construction cases only					
A. COMPLIANCE INSPECTIONS WILL BE OR WERE MADE BY:		B. PLANS (Check one)		C. PLANS SUBMITTED PREVIOUSLY UNDER CASE NO.	
<input type="checkbox"/> FHA <input type="checkbox"/> VA <input type="checkbox"/> NONE MADE		<input type="checkbox"/> FIRST SUBMISSION <input type="checkbox"/> REPEAT CASE (If checked complete Item 29C)			
D. NAME AND ADDRESS OF BUILDER		E. TELEPHONE NO.		F. NAME AND ADDRESS OF WARRANTOR	
G. TELEPHONE NO.					
30. COMMENTS ON SPECIAL ASSESSMENTS OR HOMEOWNERS ASSOCIATION CHARGES		31. ANNUAL REAL ESTATE TAXES		33. LEASEHOLD CASES (Complete if applicable)	
		\$		A. LEASE IS:	
		32. MINERAL RIGHTS RESERVED?		<input type="checkbox"/> 99 YEARS	
		<input type="checkbox"/> YES (Explain)		B. EXPIRES (Date)	
		<input type="checkbox"/> NO		C. ANNUAL GROUND RENT	
				\$	
34A. SALE PRICE OF PROPERTY		34B. IS BUYER PURCHASING LOT SEPARATELY?		35. REFINANCING AMOUNT OF PROPOSED LOAN	
\$		<input type="checkbox"/> YES <input type="checkbox"/> NO (If "Yes," see instruction page under "Sale Price")		\$	
				36. PROPOSED SALE CONTRACT ATTACHED	
				<input type="checkbox"/> YES <input type="checkbox"/> NO	
				37. CONTRACT NO. PREVIOUSLY APPROVED BY VA THAT WILL BE USED	
CERTIFICATIONS FOR SUBMISSIONS TO VA					
1. On receipt of "Certificate of Reasonable Value" or advice from the Department of Veterans Affairs that a "Certificate of Reasonable Value" will not be issued, we agree to forward to the appraiser the approved fee which we are holding for this purpose.					
2. CERTIFICATION REQUIRED ON CONSTRUCTION UNDER FHA SUPERVISION (Strike out inappropriate phrases in parentheses)					
I hereby certify that plans and specifications and related exhibits, including acceptable FHA Change Orders, if any, supplied to VA in this case, are identical to those (submitted to) (to be submitted to) (approved by) FHA inspections, and that FHA inspections (have been) (will be) made pursuant to FHA approval for mortgage insurance on this basis of proposed construction under Sec. _____					
38. SIGNATURE OF PERSON AUTHORIZING THIS		39. TITLE		40. TELEPHONE NUMBER	
41. DATE					
42. DATE OF ASSIGNMENT		43. NAME OF APPRAISER			
WARNING: Section 1010 of title 18, U.S.C. provides: "Whoever for the purpose of . . .influencing such Administration . . .makes, passes, utters or publishes any statement knowing the same to be false . . .shall be fined not more than \$5,000 or imprisoned not more that two years or both.					

		REQUEST FOR DETERMINATION OF REASONABLE VALUE (Real Estate)			
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2. PROPERTY ADDRESS (Include ZIP Code and county)		3. LEGAL DESCRIPTION			
5. NAME AND ADDRESS OF FIRM OR PERSON MAKING REQUEST/APPLICATION (Include ZIP Code)			1. <input type="checkbox"/> CONDOMINIUM 2. <input type="checkbox"/> PLANNED UNIT DEVELOPMENT		
			6. LOT DIMENSIONS:		
			1. <input type="checkbox"/> IRREGULAR: SQ/FT 2. <input type="checkbox"/> ACRES:		
			7. UTILITIES ( <input checked="" type="checkbox"/> )		
			ELEC. GAS WATER SAN. SEWER		
1. PUBLIC					
2. COMMUNITY					
3. INDIVIDUAL					
9. BUILDING STATUS			10. BUILDING TYPE		11. FACTORY FABRICATED?
			1. <input type="checkbox"/> PROPOSED 2. <input type="checkbox"/> UNDER CONSTRUCTION		12A. NO. OF BUILDINGS
			3. <input type="checkbox"/> EXISTING ALTERATIONS, IMPROVEMENTS, OR REPAIRS		12B. NO. OF LIVING UNITS
			4. <input type="checkbox"/> DETACHED 3. <input type="checkbox"/> ROW APT. 2. <input type="checkbox"/> SEMI-DETACHED 4. <input type="checkbox"/> UNIT		13A. STREET ACCESS
					13B. STREET MAINTENANCE
14A. CONSTRUCTION WARRANTY INCLUDED?			14B. NAME OF WARRANTY PROGRAM		14C. EXPIRATION DATE (Month, day, year)
1. <input type="checkbox"/> YES 2. <input type="checkbox"/> NO (If "Yes," complete Items 14b and 14c also)					15. CONSTRUCTION COMPLETED (Mo.,yr.)
16. NAME OF OWNER			17. PROPERTY:		
			<input type="checkbox"/> OCCUPIED BY OWNER <input type="checkbox"/> NEVER OCCUPIED <input type="checkbox"/> VACANT <input type="checkbox"/> OCCUPIED BY TENANT (Complete Item 18 also)		
19. NAME OF OCCUPANT			20. TELEPHONE NO.		21. NAME OF BROKER
					22. TELEPHONE NO.
					23. DATE AND TIME AVAILABLE FOR INSPECTION
					<input type="checkbox"/> AM <input type="checkbox"/> PM
24. KEYS AT (Address)			25. ORIGINATOR'S IDENT. NO.		26. SPONSOR'S IDENT. NO.
					27. INSTITUTION'S CASE NO.
28. PURCHASER'S NAME AND ADDRESS (Complete mailing address, Include ZIP Code)					
EQUAL OPPORTUNITY IN HOUSING NOTE: Federal laws and regulations prohibit discrimination because of race, color, religion, sex, or national origin in the sale or rental of residential property. Numerous State statutes and local ordinances also prohibit such discrimination. In addition, section 805 of the Civil Rights Act of 1968 prohibits discriminatory practices in connection with the financing of housing.  If VA finds there is noncompliance with any antidiscrimination laws or regulations, it may discontinue business with the violator.					
29. NEW OR PROPOSED CONSTRUCTION - Complete Items 29A through 29G for new or proposed construction cases only					
A. COMPLIANCE INSPECTIONS WILL BE OR WERE MADE BY:			B. PLANS (Check one)		C. PLANS SUBMITTED PREVIOUSLY UNDER CASE NO.
<input type="checkbox"/> FHA <input type="checkbox"/> VA <input type="checkbox"/> NONE MADE			<input type="checkbox"/> FIRST SUBMISSION <input type="checkbox"/> REPEAT CASE (If checked complete Item 29C)		
D. NAME AND ADDRESS OF BUILDER			E. TELEPHONE NO.		F. NAME AND ADDRESS OF WARRANTOR
					G. TELEPHONE NO.
30. COMMENTS ON SPECIAL ASSESSMENTS OR HOMEOWNERS ASSOCIATION CHARGES			31. ANNUAL REAL ESTATE TAXES		33. LEASEHOLD CASES (Complete if applicable)
			\$		A. LEASE IS:
			32. MINERAL RIGHTS RESERVED?		B. EXPIRES (Date)
			<input type="checkbox"/> YES (Explain)		
			<input type="checkbox"/> NO		C. ANNUAL GROUND RENT
					\$
34A. SALE PRICE OF PROPERTY		34B. IS BUYER PURCHASING LOT SEPARATELY?		35. REFINANCING-AMOUNT OF PROPOSED LOAN	36. PROPOSED SALE CONTRACT ATTACHED
\$		<input type="checkbox"/> YES <input type="checkbox"/> NO (If "Yes," see instruction page under "Sale Price")		\$	<input type="checkbox"/> YES <input type="checkbox"/> NO
37. CONTRACT NO. PREVIOUSLY APPROVED BY VA THAT WILL BE USED					
CERTIFICATIONS FOR SUBMISSIONS TO VA					
1. On receipt of "Certificate of Reasonable Value" or advice from the Department of Veterans Affairs that a "Certificate of Reasonable Value" will not be issued, we agree to forward to the appraiser the approved fee which we are holding for this purpose.					
2. CERTIFICATION REQUIRED ON CONSTRUCTION UNDER FHA SUPERVISION (Strike out inappropriate phrases in parentheses)					
I hereby certify that plans and specifications and related exhibits, including acceptable FHA Change Orders, if any, supplied to VA in this case, are identical to those (submitted to) (to be submitted to) (approved by) FHA inspections, and that FHA inspections (have been) (will be) made pursuant to FHA approval for mortgage insurance on this basis of proposed construction under Sec.					
38. SIGNATURE OF PERSON AUTHORIZING THIS			39. TITLE		40. TELEPHONE NUMBER
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42. DATE OF ASSIGNMENT			43. NAME OF APPRAISER		
WARNING: Section 1010 of title 18, U.S.C. provides: "Whoever for the purpose of . . .influencing such Administration . . .makes, passes, utters or publishes any statement knowing the same to be false . . .shall be fined not more than \$5,000 or imprisoned not more that two years or both.					



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			\$		A. LEASE IS:
			32. MINERAL RIGHTS RESERVED?		B. EXPIRES (Date)
			<input type="checkbox"/> YES (Explain)		
			<input type="checkbox"/> NO		C. ANNUAL GROUND RENT
					\$
34A. SALE PRICE OF PROPERTY		34B. IS BUYER PURCHASING LOT SEPARATELY?		35. REFINANCING-AMOUNT OF PROPOSED LOAN	36. PROPOSED SALE CONTRACT ATTACHED
\$		<input type="checkbox"/> YES <input type="checkbox"/> NO (If "Yes," see instruction page under "Sale Price")		\$	<input type="checkbox"/> YES <input type="checkbox"/> NO
37. CONTRACT NO. PREVIOUSLY APPROVED BY VA THAT WILL BE USED					
CERTIFICATIONS FOR SUBMISSIONS TO VA					
1. On receipt of "Certificate of Reasonable Value" or advice from the Department of Veterans Affairs that a "Certificate of Reasonable Value" will not be issued, we agree to forward to the appraiser the approved fee which we are holding for this purpose.					
2. CERTIFICATION REQUIRED ON CONSTRUCTION UNDER FHA SUPERVISION (Strike out inappropriate phrases in parentheses)					
I hereby certify that plans and specifications and related exhibits, including acceptable FHA Change Orders, if any, supplied to VA in this case, are identical to those (submitted to) (to be submitted to) (approved by) FHA inspections, and that FHA inspections (have been) (will be) made pursuant to FHA approval for mortgage insurance on this basis of proposed construction under Sec.					
38. SIGNATURE OF PERSON AUTHORIZING THIS			39. TITLE		40. TELEPHONE NUMBER
					41. DATE
42. DATE OF ASSIGNMENT			43. NAME OF APPRAISER		
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CERTIFICATE OF REASONABLE VALUE			
1. CASE NUMBER		4. TITLE LIMITATIONS AND RESTRICTIVE COVENANTS:	
2. PROPERTY ADDRESS (Include ZIP Code and county)	3. LEGAL DESCRIPTION		
5. NAME AND ADDRESS OF FIRM OR PERSON MAKING REQUEST/APPLICATION (Include ZIP Code)		1. <input type="checkbox"/> CONDOMINIUM    2. <input type="checkbox"/> PLANNED UNIT DEVELOPMENT	
		6. REMAINING ECONOMIC LIFE OF PROPERTY IS ESTIMATED TO BE NOT LESS THAN (Enter number of years)	
		7. ESTIMATED REASONABLE VALUE OF PROPERTY	8. EXPIRATION DATE
		9. SECRETARY OF VETERANS AFFAIRS BY (Signature of authorized agent)	
		10. DATE ISSUED	11. VA OFFICE
GENERAL CONDITIONS			
<p>(NOTE: THE DEPARTMENT OF VETERANS AFFAIRS DOES NOT ASSUME ANY RESPONSIBILITY FOR THE CONDITION OF THE PROPERTY. THE CORRECTION OF ANY DEFECTS NOW EXISTING OR THAT MAY DEVELOP WILL BE THE RESPONSIBILITY OF THE PURCHASER.)</p> <p>1. This certificate will remain effective as to any written contract of sale entered into by an eligible veteran within the validity period indicated.</p> <p>2. This dwelling conforms with the Minimum Property Requirements prescribed by the Secretary of Veterans Affairs.</p> <p>3. The aggregate of any loan secured by this property plus the amount of any assessment consequent on any special improvements as to which a lien or right to a lien shall exist against the property, except as provided in Item 13 below, may not exceed the reasonable value in Item 7 above.</p> <p>4. Proposed construction shall be completed in accordance with the plans and specifications identified below, relating to both onsite and offsite improvements upon which this valuation is based and shall otherwise conform fully to the VA Minium Property Requirements. Satisfactory completion must be evidenced by either:</p> <p>    A. VA Final Compliance Inspection Report (VA Form 26-1839), or</p> <p>    B. VA Acceptance of FHA Compliance Inspection Reports or other evidence of completion under FHA supervision applicable to proposed construction.</p> <p>5. By contracting to sell property, as proposed construction or existing construction not previously occupied, to a veteran purchaser who is to be assisted in the purchase by a loan made, guaranteed, or insured by VA, the builder or other seller agrees to place any downpayment received by the seller or agent of the seller in a special trust account as required by section 3706 of title 38, U.S. Code.</p> <p>6. The VA guaranty is subject to and conditioned upon the lending institution's compliance, at the time of the making, increasing, extending or renewing of the proposed loan, with section 102 of P.L. 93-234, "Flood Disaster Protection Act of 1973."</p>			
12. PURCHASER'S NAME AND ADDRESS (Complete mailing address, Include ZIP Code)		13. EXCEPTIONS TO GENERAL CONDITION NO. 3 ABOVE <input type="checkbox"/> ENERGY EFFICIENT MORTGAGE PROGRAM - The buyer may wish to contact a qualified person/firm for a home energy audit to identify needed energy efficiency improvements to the property. In some localities, the utility company may perform this service. The mortgage amount may be increased as a result of making energy efficiency improvements such as: Solar or conventional heating/cooling systems, water heaters, insulation, weather-stripping/caulking, and storm windows/doors. Other energy related improvements may also be considered. The mortgage may be increased by (a) up to \$3,000 based solely on documented costs; or, (b) up to \$6,000 provided the increase in monthly mortgage payment does not exceed the likely reduction in monthly utility costs; or, (c) more than \$6000 subject to a value determination by VA. <input type="checkbox"/> OTHER (Cite and explain in Item 26 below)	
SPECIFIC CONDITIONS (Applicable when checked or completed)			
14. THE REASONABLE VALUE ESTABLISHED HEREIN FOR THE RELATED PROPERTY IS: <input type="checkbox"/> BASED UPON OBSERVATION OF THE PROPERTY IN ITS "AS IS" CONDITION <input type="checkbox"/> PREDICATED UPON COMPLETION OF PROPOSED CONSTRUCTION (If checked, complete Item 15) <input type="checkbox"/> PREDICATED UPON COMPLETION OF REPAIRS LISTED IN ITEM 17		15. PROPOSED CONSTRUCTION TO BE COMPLETED	
16. INSPECTIONS REQUIRED <input type="checkbox"/> FHA COMPLIANCE INSPECTIONS FOR PROPOSED CONSTRUCTION <input type="checkbox"/> VA COMPLIANCE INSPECITONS <input type="checkbox"/> LENDER TO CERTIFY		17. REPAIRS TO BE COMPLETED	
18. NAME OF COMPLIANCE INSPECTOR			
19. HEALTH AUTHORITY APPROVAL - Execution of Health Authority form or letter indicating approval of the individual:  <input type="checkbox"/> WATER SUPPLY <input type="checkbox"/> SEWAGE DISPOSAL SYSTEM		20.  This document is subject to the provisions of Executive Orders 11246 and 11375, and the Rules and Regulations of the Secretary of Labor in effect on this date, and 38 CFR 36.4390 through 36.4393, and also the provisions of the certification executed by the builder, sponsor or developer named herein which is on file in this office. <input type="checkbox"/>	
21. <input type="checkbox"/> WOOD DESTROYING INSECT INFORMATION - EXISTING CONSTRUCTION - The seller shall, at no cost to the veteran-purchaser, prior to settlement, obtain a written statement from a qualified pest control operator reporting wood destroying insect information using the NPCA-1, National Pest Control Association form or other form acceptable to VA.			
22. WARRANTY <input type="checkbox"/> (If checked, complete Item 23)	23. NAME OF WARRANTOR	24. <input type="checkbox"/> Since this property is located in a Special Flood Hazard Area as established by FEMA, flood insurance will be required in accordance with 38 CFR 36.4326	
25. SAFE DRINKING WATER ACT <input type="checkbox"/> Certification required that in construction, any solders and flux did not contain more than 0.2 percent lead and any pipes and pipe fittings did not contain more than 8.0 percent lead.			
26. OTHER REQUIREMENTS			



Department of Veterans Affairs			CERTIFICATE OF REASONABLE VALUE	
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		6. REMAINING ECONOMIC LIFE OF PROPERTY IS ESTIMATED TO BE NOT LESS THAN (Enter number of years)		
		7. ESTIMATED REASONABLE VALUE OF PROPERTY		8. EXPIRATION DATE
		9. SECRETARY OF VETERANS AFFAIRS BY (Signature of authorized agent)		
		10. DATE ISSUED		11. VA OFFICE
GENERAL CONDITIONS				
<p>(NOTE: THE DEPARTMENT OF VETERANS AFFAIRS DOES NOT ASSUME ANY RESPONSIBILITY FOR THE CONDITION OF THE PROPERTY. THE CORRECTION OF ANY DEFECTS NOW EXISTING OR THAT MAY DEVELOP WILL BE THE RESPONSIBILITY OF THE PURCHASER.)</p> <p>1. This certificate will remain effective as to any written contract of sale entered into by an eligible veteran within the validity period indicated.</p> <p>2. This dwelling conforms with the Minimum Property Requirements prescribed by the Secretary of Veterans Affairs.</p> <p>3. The aggregate of any loan secured by this property plus the amount of any assessment consequent on any special improvements as to which a lien or right to a lien shall exist against the property, except as provided in Item 13 below, may not exceed the reasonable value in Item 7 above.</p> <p>4. Proposed construction shall be completed in accordance with the plans and specifications identified below, relating to both onsite and offsite improvements upon which this valuation is based and shall otherwise conform fully to the VA Minium Property Requirements. Satisfactory completion must be evidenced by either:</p> <p>    A. VA Final Compliance Inspection Report (VA Form 26-1839), or</p> <p>    B. VA Acceptance of FHA Compliance Inspection Reports or other evidence of completion under FHA supervision applicable to proposed construction.</p> <p>5. By contracting to sell property, as proposed construction or existing construction not previously occupied, to a veteran purchaser who is to be assisted in the purchase by a loan made, guaranteed, or insured by VA, the builder or other seller agrees to place any downpayment received by the seller or agent of the seller in a special trust account as required by section 3706 of title 38, U.S. Code.</p> <p>6. The VA guaranty is subject to and conditioned upon the lending institution's compliance, at the time of the making, increasing, extending or renewing of the proposed loan, with section 102 of P.L. 93-234, "Flood Disaster Protection Act of 1973."</p>				
12. PURCHASER'S NAME AND ADDRESS (Complete mailing address, Include ZIP Code)		13. EXCEPTIONS TO GENERAL CONDITION NO. 3 ABOVE <input type="checkbox"/> ENERGY EFFICIENT MORTGAGE PROGRAM - The buyer may wish to contact a qualified person/firm for a home energy audit to identify needed energy efficiency improvements to the property. In some localities, the utility company may perform this service. The mortgage amount may be increased as a result of making energy efficiency improvements such as: Solar or conventional heating/cooling systems, water heaters, insulation, weather-stripping/caulking, and storm windows/doors. Other energy related improvements may also be considered. The mortgage may be increased by (a) up to \$3,000 based solely on documented costs; or, (b) up to \$6,000 provided the increase in monthly mortgage payment does not exceed the likely reduction in monthly utility costs; or, (c) more than \$6000 subject to a value determination by VA. <input type="checkbox"/> OTHER (Cite and explain in Item 26 below)		
SPECIFIC CONDITIONS (Applicable when checked or completed)				
14. THE REASONABLE VALUE ESTABLISHED HEREIN FOR THE RELATED PROPERTY IS: <input type="checkbox"/> BASED UPON OBSERVATION OF THE PROPERTY IN ITS "AS IS" CONDITION <input type="checkbox"/> PREDICATED UPON COMPLETION OF REPAIRS LISTED IN ITEM 17 <input type="checkbox"/> PREDICATED UPON COMPLETION OF PROPOSED CONSTRUCTION (If checked, complete Item 15)		15. PROPOSED CONSTRUCTION TO BE COMPLETED		
16. INSPECTIONS REQUIRED <input type="checkbox"/> FHA COMPLIANCE INSPECTIONS FOR PROPOSED CONSTRUCTION <input type="checkbox"/> VA COMPLIANCE INSPECITONS <input type="checkbox"/> LENDER TO CERTIFY		17. REPAIRS TO BE COMPLETED		
18. NAME OF COMPLIANCE INSPECTOR				
19. HEALTH AUTHORITY APPROVAL - Execution of Health Authority form or letter indicating approval of the individual:  <input type="checkbox"/> WATER SUPPLY <input type="checkbox"/> SEWAGE DISPOSAL SYSTEM		20.  This document is subject to the provisions of Executive Orders 11246 and 11375, and the Rules and Regulations of the Secretary of Labor in effect on this date, and 38 CFR 36.4390 through 36.4393, and also the provisions of the certification executed by the builder, sponsor or developer named herein which is on file in this office. <input type="checkbox"/>		
21. <input type="checkbox"/> WOOD DESTROYING INSECT INFORMATION - EXISTING CONSTRUCTION - The seller shall, at no cost to the veteran-purchaser, prior to settlement, obtain a written statement from a qualified pest control operator reporting wood destroying insect information using the NPCA-1, National Pest Control Association form or other form acceptable to VA.				
22. WARRANTY <input type="checkbox"/> (If checked, complete Item 23)	23. NAME OF WARRANTOR		24. <input type="checkbox"/> Since this property is located in a Special Flood Hazard Area as established by FEMA, flood insurance will be required in accordance with 38 CFR 36.4326	
25. SAFE DRINKING WATER ACT <input type="checkbox"/> Certification required that in construction, any solders and flux did not contain more than 0.2 percent lead and any pipes and pipe fittings did not contain more than 8.0 percent lead.				
26. OTHER REQUIREMENTS				





CERTIFICATE OF REASONABLE VALUE

1. CASE NUMBER		4. TITLE LIMITATIONS AND RESTRICTIVE COVENANTS:	
2. PROPERTY ADDRESS (Include ZIP Code and county)	3. LEGAL DESCRIPTION		
5. NAME AND ADDRESS OF FIRM OR PERSON MAKING REQUEST/APPLICATION (Include ZIP Code)		1. <input type="checkbox"/> CONDOMINIUM    2. <input type="checkbox"/> PLANNED UNIT DEVELOPMENT	
		6. REMAINING ECONOMIC LIFE OF PROPERTY IS ESTIMATED TO BE NOT LESS THAN (Enter number of years)	
		7. ESTIMATED REASONABLE VALUE OF PROPERTY	8. EXPIRATION DATE
		9. SECRETARY OF VETERANS AFFAIRS BY (Signature of authorized agent)	
		10. DATE ISSUED	11. VA OFFICE

GENERAL CONDITIONS

(NOTE: THE DEPARTMENT OF VETERANS AFFAIRS DOES NOT ASSUME ANY RESPONSIBILITY FOR THE CONDITION OF THE PROPERTY. THE CORRECTION OF ANY DEFECTS NOW EXISTING OR THAT MAY DEVELOP WILL BE THE RESPONSIBILITY OF THE PURCHASER.)

1. This certificate will remain effective as to any written contract of sale entered into by an eligible veteran within the validity period indicated.
2. This dwelling conforms with the Minimum Property Requirements prescribed by the Secretary of Veterans Affairs.
3. The aggregate of any loan secured by this property plus the amount of any assessment consequent on any special improvements as to which a lien or right to a lien shall exist against the property, except as provided in Item 13 below, may not exceed the reasonable value in Item 7 above.
4. Proposed construction shall be completed in accordance with the plans and specifications identified below, relating to both onsite and offsite improvements upon which this valuation is based and shall otherwise conform fully to the VA Minium Property Requirements. Satisfactory completion must be evidenced by either:

A. VA Final Compliance Inspection Report (VA Form 26-1839), or

B. VA Acceptance of FHA Compliance Inspection Reports or other evidence of completion under FHA supervision applicable to proposed construction.
5. By contracting to sell property, as proposed construction or existing construction not previously occupied, to a veteran purchaser who is to be assisted in the purchase by a loan made, guaranteed, or insured by VA, the builder or other seller agrees to place any downpayment received by the seller or agent of the seller in a special trust account as required by section 3706 of title 38, U.S. Code.
6. The VA guaranty is subject to and conditioned upon the lending institution’s compliance, at the time of the making, increasing, extending or renewing of the proposed loan, with section 102 of P.L. 93-234, "Flood Disaster Protection Act of 1973."

12. PURCHASER’S NAME AND ADDRESS (Complete mailing address, Include ZIP Code)	13. EXCEPTIONS TO GENERAL CONDITION NO. 3 ABOVE <div><input type="checkbox"/> ENERGY EFFICIENT MORTGAGE PROGRAM - The buyer may wish to contact a qualified person/firm for a home energy audit to identify needed energy efficiency improvements to the property. In some localities, the utility company may perform this service. The mortgage amount may be increased as a result of making energy efficiency improvements such as: Solar or conventional heating/cooling systems, water heaters, insulation, weather-stripping/caulking, and storm windows/doors. Other energy related improvements may also be considered. The mortgage may be increased by (a) up to \$3,000 based solely on documented costs; or, (b) up to \$6,000 provided the increase in monthly mortgage payment does not exceed the likely reduction in monthly utility costs; or, (c) more than \$6000 subject to a value determination by VA.</div> <div><input type="checkbox"/> OTHER (Cite and explain in Item 26 below)</div>
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SPECIFIC CONDITIONS (Applicable when checked or completed)

14. THE REASONABLE VALUE ESTABLISHED HEREIN FOR THE RELATED PROPERTY IS: <div><input type="checkbox"/> BASED UPON OBSERVATION OF THE PROPERTY IN ITS "AS IS" CONDITION</div> <div><input type="checkbox"/> PREDICATED UPON COMPLETION OF PROPOSED CONSTRUCTION (If checked, complete Item 15)</div> <div><input type="checkbox"/> PREDICATED UPON COMPLETION OF REPAIRS LISTED IN ITEM 17</div>		15. PROPOSED CONSTRUCTION TO BE COMPLETED
16. INSPECTIONS REQUIRED <div><input type="checkbox"/> FHA COMPLIANCE INSPECTIONS FOR PROPOSED CONSTRUCTION</div> <div><input type="checkbox"/> VA COMPLIANCE INSPECITONS    <input type="checkbox"/> LENDER TO CERTIFY</div>		17. REPAIRS TO BE COMPLETED
18. NAME OF COMPLIANCE INSPECTOR		
19. HEALTH AUTHORITY APPROVAL - Execution of Health Authority form or letter indicating approval of the individual: <div><input type="checkbox"/> WATER SUPPLY    <input type="checkbox"/> SEWAGE DISPOSAL SYSTEM</div>		20. <div>This document is subject to the provisions of Executive Orders 11246 and 11375, and the Rules and Regulations of the Secretary of Labor in effect on this date, and 38 CFR 36.4390 through 36.4393, and also the provisions of the certification executed by the builder, sponsor or developer named herein which is on file in this office.</div> <div><input type="checkbox"/></div>
21. <div><input type="checkbox"/> WOOD DESTROYING INSECT INFORMATION - EXISTING CONSTRUCTION - The seller shall, at no cost to the veteran-purchaser, prior to settlement, obtain a written statement from a qualified pest control operator reporting wood destroying insect information using the NPCA-1, National Pest Control Association form or other form acceptable to VA.</div>		
22. WARRANTY <div><input type="checkbox"/> (If checked, complete Item 23)</div>	23. NAME OF WARRANTOR	24. <div>Since this property is located in a Special Flood Hazard Area as established by FEMA, flood insurance will be required in accordance with 38 CFR 36.4326</div> <div><input type="checkbox"/></div>
25. SAFE DRINKING WATER ACT <div><input type="checkbox"/> Certification required that in construction, any solders and flux did not contain more than 0.2 percent lead and any pipes and pipe fittings did not contain more than 8.0 percent lead.</div>		
26. OTHER REQUIREMENTS		



1. CASE NUMBER				4. TITLE LIMITATIONS AND RESTRICTIVE COVENANTS:											
2. PROPERTY ADDRESS (Include ZIP Code and county)		3. LEGAL DESCRIPTION													
5. NAME AND ADDRESS OF FIRM OR PERSON MAKING REQUEST/APPLICATION (Include ZIP Code)				6. LOT DIMENSIONS:											
				1. <input type="checkbox"/> CONDOMINIUM 2. <input type="checkbox"/> PLANNED UNIT DEVELOPMENT											
				1. <input type="checkbox"/> IRREGULAR: SQ/FT 2. <input type="checkbox"/> ACRES:											
				7. UTILITIES ( <input checked="" type="checkbox"/> )											
				ELEC. GAS WATER SAN. SEWER											
1. PUBLIC															
2. COMMUNITY															
3. INDIVIDUAL															
9. BUILDING STATUS				8. E Q U I P.											
				1. <input type="checkbox"/> RANGE/ OVEN											
				4. <input type="checkbox"/> CLOTHES WASHER											
				7. <input type="checkbox"/> VENT FAN											
				2. <input type="checkbox"/> REFRIG. DISH											
5. <input type="checkbox"/> DRYER				8. <input type="checkbox"/> W/W CARPET											
3. <input type="checkbox"/> WASHER				6. <input type="checkbox"/> DRYER											
9. <input type="checkbox"/> UNIT				9. <input type="checkbox"/> CARPET											
1. <input type="checkbox"/> PROPOSED		3. <input type="checkbox"/> EXISTING		10. BUILDING TYPE		11. FACTORY FABRICATED?		12A. NO. OF BUILDINGS		12B. NO. OF LIVING UNITS		13A. STREET ACCESS		13B. STREET MAINTENANCE	
2. <input type="checkbox"/> UNDER CONSTRUCTION		4. <input type="checkbox"/> ALTERATIONS, IMPROVEMENTS, OR REPAIRS		1. <input type="checkbox"/> DETACHED 2. <input type="checkbox"/> SEMI-DETACHED		3. <input type="checkbox"/> ROW APT. 4. <input type="checkbox"/> UNIT		1. <input type="checkbox"/> YES 2. <input type="checkbox"/> NO				1. <input type="checkbox"/> PRIVATE 2. <input type="checkbox"/> PUBLIC		1. <input type="checkbox"/> PRIVATE 2. <input type="checkbox"/> PUBLIC	
14A. CONSTRUCTION WARRANTY INCLUDED?				14B. NAME OF WARRANTY PROGRAM				14C. EXPIRATION DATE (Month, day, year)				15. CONSTRUCTION COMPLETED (Mo.,yr.)			
1. <input type="checkbox"/> YES 2. <input type="checkbox"/> NO (If "Yes," complete Items 14b and 14c also)															
16. NAME OF OWNER				17. PROPERTY:										18. RENT (If applic.)	
														\$ / MONTH	
19. NAME OF OCCUPANT			20. TELEPHONE NO.		21. NAME OF BROKER			22. TELEPHONE NO.		23. DATE AND TIME AVAILABLE FOR INSPECTION					
										<input type="checkbox"/> AM <input type="checkbox"/> PM					
24. KEYS AT (Address)					25. ORIGINATOR'S IDENT. NO.			26. SPONSOR'S IDENT. NO.			27. INSTITUTION'S CASE NO.				
28. PURCHASER'S NAME AND ADDRESS (Complete mailing address, Include ZIP Code)										EQUAL OPPORTUNITY IN HOUSING NOTE: Federal laws and regulations prohibit discrimination because of race, color, religion, sex, or national origin in the sale or rental of residential property. Numerous State statutes and local ordinances also prohibit such discrimination. In addition, section 805 of the Civil Rights Act of 1968 prohibits discriminatory practices in connection with the financing of housing.  If VA finds there is noncompliance with any antidiscrimination laws or regulations, it may discontinue business with the violator.					
29. NEW OR PROPOSED CONSTRUCTION - Complete Items 29A through 29G for new or proposed construction cases only															
A. COMPLIANCE INSPECTIONS WILL BE OR WERE MADE BY:					B. PLANS (Check one)					C. PLANS SUBMITTED PREVIOUSLY UNDER CASE NO.					
<input type="checkbox"/> FHA <input type="checkbox"/> VA <input type="checkbox"/> NONE MADE					<input type="checkbox"/> FIRST SUBMISSION <input type="checkbox"/> REPEAT CASE (If checked complete Item 29C)										
D. NAME AND ADDRESS OF BUILDER					E. TELEPHONE NO.			F. NAME AND ADDRESS OF WARRANTOR				G. TELEPHONE NO.			
30. COMMENTS ON SPECIAL ASSESSMENTS OR HOMEOWNERS ASSOCIATION CHARGES					31. ANNUAL REAL ESTATE TAXES					33. LEASEHOLD CASES (Complete if applicable)					
					\$					A. LEASE IS:					
					32. MINERAL RIGHTS RESERVED?					B. EXPIRES (Date)					
					<input type="checkbox"/> YES (Explain)					<input type="checkbox"/> 99 YEARS					
					<input type="checkbox"/> NO					<input type="checkbox"/> RENEWABLE					
										C. ANNUAL GROUND RENT					
										\$					
34A. SALE PRICE OF PROPERTY		34B. IS BUYER PURCHASING LOT SEPARATELY?				35. REFINANCING-AMOUNT OF PROPOSED LOAN				36. PROPOSED SALE CONTRACT ATTACHED		37. CONTRACT NO. PREVIOUSLY APPROVED BY VA THAT WILL BE USED			
\$		<input type="checkbox"/> YES <input type="checkbox"/> NO (If "Yes," see instruction page under "Sale Price")				\$				<input type="checkbox"/> YES <input type="checkbox"/> NO					
38. REMARKS															
ASSIGNMENT OF APPRAISER															
39. DATE OF ASSIGNMENT		40. SIGNATURE OF LOAN GUARANTY OFFICER OR DESIGNEE				NOTE TO APPRAISER: You are assigned to make an appraisal of the above-described property and to submit your report to this office. If Item 1, 3 or 4 * of block 9 is checked, you must submit two copies of the report. Your estimate of reasonable value is subject to administrative adjustment. If existing construction is appraised, you must gain access to the interior of the property to be appraised, and two photos (different views) of the subject property must be submitted with your report. A front-view picture of each comparable used in the market data analysis must also be provided with your report unless this appraisal involves a low-rise or high-rise condominium; or a horizontal condominium development or townhouse planned-unit development, provided the comparables are located in the same project as the subject property and are considered substantially identical to the subject property in design (i.e., same unit type constructed by same builder). If you cannot complete this assignment in 5 days, please notify the Loan Guaranty Officer or designee immediately.  *Photos of the subject property are required only if Item 3 or 4 is checked.									
41. NAME AND ADDRESS OF APPRAISER (Complete mailing address, Include ZIP Code)															